

APPLICATION FEES WORCESTER PLANNING BOARD

Effective July 1, 2011

Definitive Site Plan	Special Permits	Definitive Subdivisions
<p style="text-align: center;">Residential Uses (5 units or more, or lots in subdivisions) \$250 + \$77 per DU or Bed</p> <p style="text-align: center;">Non-Residential Uses \$250 + \$0.33 per SF of GFA over 10,000SF</p> <p style="text-align: center;">Other Site Plan Triggers: Airport Environs, Billboards, Lodging House, Historic (National Register) & 15% Slope \$250</p>	<p style="text-align: center;">Adaptive Reuse, Arts Overlay, CCRC, Cluster, Comprehensive Sign Common Drive, Density Bonus, Flexible Parking, Mixed Use, Water Resources. \$330 ea.</p> <p style="text-align: center;">Wind Energy Conversion Facilities Large Scale: \$660 ea. Small Scale: \$330 ea.</p>	\$1,650 + \$77 per lot
		Preliminary Subdivisions
		\$825.00 + \$38.50 per lot
		Frontage Subdivision
		\$165
		ANR
\$165		
Preliminary Site Plan	Other Special Permits:	More than One Building on a Lot
All Triggers, Thresholds & Types \$250	\$330 ea.	Definitive or Preliminary Plans: \$0
Parking Plan		81-G Street Opening
\$250 + \$6.50 per parking space		\$165
Other Applications Types		
<p>Amendments \$330 or filing fee (whichever is lower)</p> <p>Significant site plan amendment (See Attachment A) - \$660 or filing fee (whichever is lower)</p>		
<p>Extension of Time \$165</p>		
General Notes		
<p>If more than one trigger is met for site plan, the greater of the two fees applies.</p> <p>In cases where flat fee site plans also include changes that would otherwise trigger parking plan approval the greater of the two fees shall apply.</p> <p>Preliminary fees, if any, shall be deducted from Definitive fee total.</p> <p>All applications shall be accompanied by a check for the filing fee, made payable to the City of Worcester.</p> <p>Filing fees shall be no more than \$5,000.00 for any combination of Planning Board applications filed at the same time.</p>		

APPLICATION FEES WORCESTER ZONING BOARD OF APPEALS

Effective July 1, 2011

Special Permits	Variances
<p style="text-align: center;">Table 4.1 Uses Permitted Only by Special Permit</p> <p>Residential (including conversions or the addition of units) (e.g. Lodging Houses, Multi-family) \$250 + \$38.50 per DU or Bed (max \$330 if # of DU triggers Site Plan)</p> <p>Non-Residential (including conversions to nonresidential use) \$330 + \$0.06 per SF* (max \$330 if GFA triggers Site Plan)</p> <p style="text-align: center;">Expansion, Alteration or Change Non-Conforming Use/Structure</p> <p style="text-align: center;">Residential \$250</p> <p style="text-align: center;">Multi-family (4 or more units) \$330</p> <p style="text-align: center;">Non-Residential (including conversions to nonresidential use) \$330 + \$0.06 per SF* (max \$330 if use requires an additional SP or Site Plan)</p>	<p>Area (lot area & sign size)</p> <p>Floor-to-area ratio</p> <p>Frontage</p> <p>Height \$250 ea.</p> <p>Number of Parking Spaces</p> <p>Setback</p> <p>All Other Variances</p>
Other Special Permits	Administrative Appeal
<p>Private Garage in FYS</p> <p>Large Private Garages</p> <p>Waivers for groups of buildings under common ownership</p> <p>Number of Compact Spaces (26% up to 50%)</p> <p>Waivers for Landscaping, Buffers & Screening</p> <p>Temporary Mural or Banner Signs</p> <p>Signs or Billboards \$330 ea.</p> <p>Parking-1 Space or 10% Required</p> <p>Waivers for Parking Layout / Access Aisle/ Loading Spaces /Drive-Thru Lane Requirements</p> <p>Placement of Fill, Dumping or Excavation</p> <p>Revival of Nonconforming Use</p> <p>Adult Entertainment Establishments</p> <p>All Other Special Permits</p>	<p style="text-align: center;">\$550 ea.</p>
	Amendments
	<p style="text-align: center;">\$330 or filing fee (whichever is lower)</p>
	Extension of Time
	<p style="text-align: center;">\$165</p>
<p>Personal Wireless Service Facilities or Expansion, Alteration, Change Non-Conforming PWSF \$1,000.00 ea.</p>	
General Notes	
<p>*Area affected only</p> <p>All applications shall be accompanied by check or money order payable to the City of Worcester.</p> <p>Filing fees shall be no more than \$2,500.00 for any combination of Zoning Board applications filed at the same time.</p>	

MISCELLANEOUS FEES
DIVISION OF PLANNING & REGULATORY SERVICES

Effective 8/1/2007

Maps

Zoning Map (2 pages-Overlay + Underlay Districts), Street, Open Space, etc.			
	36" x 46"	\$25.00	per sheet
	8.5" x 11" or 11" x 17"	\$4.00	per sheet
Zoning Panels (13)			
	Set	\$130.00	
	Each Sheet	\$10.00	

Documents

Subdivision Regulations	\$12.00
Street Listings	\$11.00

Copies

Page	\$0.25	per page
Plans	\$10.00	per sheet

Attachment A – Site Plan Amendments

Minor Site Plan Amendments.

The following shall constitute minor modifications for the purposes of charging site plan amendment fees.

1. All underground changes;
2. Any change less than or equal to two feet (2') in the location of buildings, parking, retaining walls or drainage facilities, caused by unexpected field conditions, as long as the new location does not penetrate the applicable setback required for the underlying zoning district or a non-zoning related setback specifically designated in the Planning Board's Site Plan Approval or Special Permit Approval;
3. Changes in the location of less than, or equal to, 10% of the total area devoted to parking;
4. Changes in the number of compact parking spaces, provided that the number of compact spaces is less than or equal to 25% of the total number of spaces provided;
5. Changes in the location and types of lighting provided that they meet the intent of the zoning ordinance;
6. Changes in the dimensions of landscape buffers, location of plantings, and materials used, provided that they meet the intent of the zoning ordinance;
7. Changes in the location of signs provided that it meets the new location requirements of the Zoning Ordinance;
8. Any reduction in area of impervious surfaces;
9. The addition of nonhabitable accessory structures that meet the by-right requirements of the zoning ordinance;
10. Changes in grade that do not change the height of buildings by more than 5% provided that the resulting height of all structures meet the maximum height requirements of the zoning ordinance and that it does not create or disturb a slope greater than or equal to 15%; and
11. Any other changes the Division of Planning & Regulatory Services, at its discretion, considers insubstantial, excluding those classified as substantial site plan amendments.

Substantial Site Plan Amendments.

The following shall constitute substantial modifications for the purposes of charging site plan amendment fees.

1. Any change in the location of buildings, retaining walls or drainage facilities greater than two feet (2') from the location approved.
2. Changes to building envelope that result in a larger footprint, an increase in height, an increase in volume, an increase in floor area, or any combination of such changes;
3. An increase in the land area devoted to parking, loading, or traffic circulation;
4. Changes to the architectural character including the color and style of materials used for the exterior façade of buildings;
5. Changes that result in a reduction of open space by more than 10%; and
6. Other changes the Planning and Regulatory Services Division, at its discretion, considers substantial in the context of the approved project.